## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address Including suburb and	7/97 Chomley Street, Prahran Vic 3181
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trainge between   \( \psi \)	Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/07/2025	to	30/09/2025	s	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	20/10 Kelvin Gr PRAHRAN 3181	\$630,000	31/10/2025
2	10/123 Chomley St PRAHRAN 3181	\$570,000	08/05/2025
3	2/22 Chomley St PRAHRAN 3181	\$600,000	07/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2025 09:05











Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$550,000 - \$605,000 **Median Unit Price** September quarter 2025: \$530,000

## Comparable Properties



20/10 Kelvin Gr PRAHRAN 3181 (REI)



Price: \$630,000 Method: Private Sale Date: 31/10/2025

Property Type: Apartment

**Agent Comments** 



10/123 Chomley St PRAHRAN 3181 (REI/VG)

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Price: \$570,000 Method: Private Sale Date: 08/05/2025

Property Type: Apartment

**Agent Comments** 



2/22 Chomley St PRAHRAN 3181 (REI/VG)

Price: \$600,000 Method: Private Sale Date: 07/05/2025

Property Type: Apartment

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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